



Planning Fee Schedule

Development
Services Center

Effective July 1, 2018 (Unless Noted Otherwise)

Application Type or Fee	Fees
Zoning Map Change (Rezoning) **	
All Residential (Not Listed Below), 5 Acres or Less	\$1,000.00 Base Fee + \$100.00 Public Works Zoning Review + \$40.40 4% Technology Surcharge <u>+ \$655.00 Notification Surcharges*</u> = \$1,795.40 Total Fee
Non-Substantial Modifications to Existing Design Guidelines (Only)	\$1,500.00 Base Fee + \$60.00 4% Technology Surcharge <u>+ \$655.00 Notification Surcharges*</u> = \$2,215.00 Total Fee
All Residential (Not Listed Below), More than 5 Acres	A total of: \$3,000.00 Base Fee + \$65.00 Per Acre (rounded up) <u>+ \$100.00 Public Works Zoning Review</u> + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†
Design District, Residential Multifamily, Commercial, Industrial, or Research without a Development Plan	A total of: \$3,500.00 Base Fee + \$65.00 Per Acre (rounded up) <u>+ \$100.00 Public Works Zoning Review</u> + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†
PDR, Mixed Use, Office, Residential Multifamily, Commercial, Industrial, or Research with a Development Plan	A total of: \$4,500.00 Base Fee + \$65.00 Per Acre (rounded up) <u>+ \$100.00 Public Works Zoning Review</u> + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†
Development Plan as Site Plan/ Preliminary Plan	A total of: Half of zoning base fee + Half of site plan/preliminary plat base fee <u>+ \$100.00 Public Works Zoning Review</u> + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†

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**The list of notification surcharges is on page 8.

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Application Type or Fee		Fees
Re-Review Fees – All Development Applications		
Re-Review Fees - Apply to all Development Applications <i>NOTE: Re-review fees are required at the time of 2nd re-review (3rd staff review of project) and are charged for each subsequent review.</i>	Half of original filing fee [base fee plus per acre fee + building area fee + per lot fee + per unit fee, as applicable] plus 4% Technology Surcharge on Subtotal	
Annexation, Consolidated**		
Consolidated Annexations with Zoning Map Change	\$800.00 Base Fee + \$32.00 4% Technology Surcharge + \$47.00 Recordation Fee <u>+ \$655.00 Notification Surcharges*</u> = \$1,534.00 Total Fee	
Consolidated Annexation Cases with Direct Translation from County Zoning	\$400.00 Base Fee + \$16.00 4% Technology Surcharge + \$47.00 Recordation Fee <u>+ \$383.00 Notification Surcharges*</u> = \$846.00 Total Fee	
Board of Adjustment Applications**		
Appeal of an Administrative Decision	A total of: \$300.00 Base Fee + \$12.00 4% Technology Surcharge + Notification Surcharges for advertising, letter notice, and signs, as applicable*	
BOA Single-Family Projects (fences, etc.) and Reasonable Accommodations Requests	\$475.00 Base Fee + \$19.00 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*</u> = \$877.00 Total Fee	
Wireless Communications Facilities (WCF) Minor Use Permit <i>(Note: The WCF consultant fee varies and is charged separately)</i>	\$3,165.00 Base Fee + \$126.60 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*</u> = \$3,674.60 Total Fee	
All other BOA Applications (any other Use Permit, Variance, etc.)	\$1,300.00 Base Fee + \$52.00 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*</u> = \$1,735.00 Total Fee	

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Application Type or Fee		Fees
Comprehensive Plan Amendment**		
Future Land Use Map/Plan Amendment	A total of: \$2,100.00 Base Fee + \$84.00 4% Technology Surcharge + \$555.00 Notification Surcharges*† + \$100.00 Sign posting for Tier boundary change without zoning map change, if applicable	
Comprehensive Plan Text Amendment	\$3,000.00 Base Fee + \$120.00 4% Technology Surcharge <u>+ \$690.00 Notification Surcharges</u> = \$3,810.00 Total Fee	
Floodplain Development Permit		
Floodplain Development Permit (Small) <i>(Initiated through the Planning Department and does not require review of a flood study or approval by a governing board)</i>	\$150.00 Base Fee <u>+ \$6.00 4% Technology Surcharge</u> = \$156.00 Total Fee	
Floodplain Development Permit (Medium) <i>(Initiated through the Planning Department and requires review of a flood study or approval by a governing board)</i>	\$240.00 Base Fee <u>+ \$9.60 4% Technology Surcharge</u> = \$249.60 Total Fee	
Floodplain Development Permit (Large) <i>(Initiated through the Planning Department and requires review of a flood study and approval by a governing board)</i>	\$500.00 Base Fee <u>+ \$20.00 4% Technology Surcharge</u> = \$520.00 Total Fee	
Floodplain Building Permit	\$90.00 Base Fee <u>+\$3.60 4% Technology Surcharge</u> = \$93.60 Total Fee	
Historic Preservation**		NOTE: The base fee is doubled for applications associated with projects begun and/or completed without required approvals.
Minor Works Certificate of Appropriateness (Staff Review Only)	\$75.00 Base Fee <u>+ \$3.00 4% Technology Surcharge</u> = \$78.00 Total Fee	
Major Works Certificate of Appropriateness (Historic Preservation Commission Review)	A total of: \$150.00 Base Fee +\$100.00 if New Construction and/or <u>+\$100.00 if Demolition</u> + 4% Technology Surcharge on Subtotal + \$153.00 Notification Surcharges	

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Application Type or Fee	Fees
Historic Preservation, Continued	
Master Certificate of Appropriateness (<i>Historic Preservation Commission Review</i>)	\$300.00 Base Fee + \$12.00 4% Technology Surcharge <u>+ \$153.00 Notification Surcharges</u> = \$465.00 Total Fee
Historic Signs	\$150.00 Base Fee + \$6.00 4% Technology Surcharge <u>+ \$283.00 Notification Surcharges</u> = \$439.00 Total Fee
Historic Landmark Designation	\$800.00 Base Fee + \$32.00 4% Technology Surcharge + \$26.00 Recordation Fee <u>+ \$555.00 Notification Surcharges*</u> = \$1,413.00 Total Fee
Historic District Designation	\$20,000.00 Base Fee + \$800.00 4% Technology Surcharge <u>+ \$555.00 Notification Surcharges*†</u> = \$21,355.00 Total Fee
Site Compliance Fees	
Landscape Extensions, Residential	\$75.00 Base Fee <u>+ \$3.00 4% Technology Surcharge</u> = \$78.00 Total Fee
Landscape Extensions, Minor Nonresidential (<i>Less than or equal to 25,000 square feet in gross floor area</i>)	\$150.00 Base Fee <u>+ \$6.00 4% Technology Surcharge</u> = \$156.00 Total Fee
Landscape Extensions, Major Nonresidential (<i>Greater than 25,000 square feet in gross floor area</i>)	\$300.00 Base Fee <u>+ \$12.00 4% Technology Surcharge</u> = \$312.00 Total Fee
Landscape Re-Inspections for Site Compliance	\$100.00 Base Fee per Re-Inspection <u>+ \$4.00 4% Technology Surcharge</u> = \$104.00 Total Fee, 1st Re-Inspection + \$104.00 Added for each Re-Inspection (i.e., \$208.00 total for 2nd re-inspection, \$312.00 total for 3rd re-inspection, etc.)
Sign Compliance Re-Inspection Fee	\$50.00 Fee for Each Re-Inspection <u>+ \$2.00 4% Technology Surcharge</u> = \$52.00 Total Fee

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Application Type or Fee	Fees
Major Special Use Permit**	
Transportation Special Use Permit	\$2,025.00 Base Fee + \$81.00 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*†</u> = \$2,489.00 Total Fee
Wireless Communications Facilities (WCF) Major Use Permit <i>(Note: The WCF consultant fee varies and is charged separately)</i>	\$3,165.00 Base Fee + \$126.60 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*†</u> = \$3,674.60 Total Fee
All Other Major Use Permit Applications	\$2,025.00 Base Fee + \$81.00 4% Technology Surcharge <u>+ \$383.00 Notification Surcharges*†</u> = \$2,489.00 Total Fee
Site Plans (NOTE: Site Plans not requiring a re-review after initial review will be reimbursed 33% of the original fee.)	
Site Plan Intake Fee (Creditable to the site plan application fee if site plan intake meeting is not canceled; or is canceled within prescribed timeframes, and/or if site plan application is incomplete after a number of submittal attempts, as published by the Planning Department)	\$500.00 Fee Payable at time of reservation for site plan intake meeting. The 4% Technology surcharge on the entire fee will be collected at time of site plan submittal.
Administrative Site Plan – Level 1 (A site plan requiring only Planning Department review)	\$210.00 Base Fee <u>+ \$8.40 4% Technology Surcharge</u> = \$218.40 Total Fee
Administrative Site Plan – Level 2 (A site plan with: <ul style="list-style-type: none"> • A maximum of 200 square feet (sq. ft.) of new impervious surfaces added; • No required or proposed changes in stormwater management; • No more than 200 sq. ft. of new building area; and • Less than 12,000 sq. ft. of land disturbance) 	\$650.00 Base Fee <u>+ \$26.00 4% Technology Surcharge</u> = \$676.00 Total Fee
Administrative Site Plan – Level 3 (A site plan with: <ul style="list-style-type: none"> • 200 square feet (sq. ft.) or more of new impervious surfaces added; • No required or proposed changes in stormwater management; • No more than 1,000 sq. ft. of new building area; and • Less than 12,000 sq. ft. of land disturbance) 	\$1,700.00 Base Fee <u>+ \$68.00 4% Technology Surcharge</u> = \$1768.00 Total Fee

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Application Type or Fee	Fees
Site Plans, Continued	
Administrative Site Plan – Level 4 <i>(A site plan that does not meet the definitions of a Level 1, Level 2, Level 3, or Major Site Plan)</i>	A total of: \$4,200.00 Base Fee + \$25.00 per 1,000 sq. ft. of gross building area (rounded up), and/or + \$40.00 per lot, and/or + \$25.00 per attached dwelling unit <hr/> + 4% Technology Surcharge on Subtotal
Development Plan as Site Plan/ Preliminary Plat	A total of: Half of zoning base fee + Half of site plan/preliminary plat base fee + \$100.00 Public Works Zoning Review <hr/> + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†
Major Site Plan**	A total of: \$4,700.00 Base Fee + \$25.00 per 1,000 sq. ft. of gross building area (rounded up), and/or + \$25.00 per lot, and/or + \$25.00 per attached dwelling unit <hr/> + 4% Technology Surcharge on Subtotal + Letter Notification Surcharges (if needed)
Subdivisions	
Exempt Final Plat	\$125.00 Base Fee + \$5.00 4% Technology Surcharge <hr/> = \$130.00 Total Fee
Minor Plat <i>(Subdivision of land into 6 lots or less that does not require right-of-way dedication, new utilities or extension of utilities, stormwater management, and is not associated with an approved preliminary plat)</i>	\$250.00 Base Fee + \$10.00 4% Technology Surcharge <hr/> = \$260.00 Total Fee
Major Final Plat	A total of: \$750.00 Base Fee + \$40.00 per lot <hr/> + 4% Technology Surcharge on Subtotal
Preliminary Plat** <i>NOTE: Preliminary plats not requiring a re-review after initial review will be reimbursed 33% of the original review fee.</i>	A total of: \$3,500.00 Base Fee + \$40.00 per lot <hr/> + 4% Technology Surcharge on Subtotal + Letter Notification Surcharges if governing board approval is needed

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Application Type or Fee		Fees
Subdivisions, Continued		
Preliminary Plat Amendment	\$1,000.00 Base Fee + \$40.00 4% Technology Surcharge = \$1,040.00 Total Fee	
Development Plan as Site Plan/ Preliminary Plat	A total of: Half of zoning base fee + Half of site plan/preliminary plat base fee + \$100.00 Public Works Zoning Review + 4% Technology Surcharge on Subtotal + \$655.00 Notification Surcharges*†	
Signage Plans and Permits		
Banner Plan Only	\$75.00 Base Fee + \$3.00 4% Technology Surcharge = \$78.00 Total Fee	
Common Signage Plan	\$175.00 Base Fee + \$7.00 4% Technology Surcharge = \$182.00 Total Fee	
Permanent Signs Requiring Permits <i>(As defined in the Durham UDO) NOTE: Applications associated with projects begun and/or completed without approval pay double the base fee.</i>	\$75.00 Base Fee + \$3.00 4% Technology Surcharge = \$78.00 Total Fee	
Temporary Signs Requiring Permits <i>(As defined in the Durham UDO) NOTE: Applications associated with projects begun and/or completed without approval pay double the base fee.</i>	\$50.00 Base Fee + \$2.00 4% Technology Surcharge = \$52.00 Total Fee	
Street or Alley**		
Street or Alley Closing	\$800.00 Base Fee + \$32.00 4% Technology Surcharge + \$613.00 Notification Surcharges*† + \$47.00 Recordation Fee = \$1,492.00 Total Fee	
Street or Alley Renaming	\$600.00 Base Fee + \$24.00 4% Technology Surcharge + \$383.00 Notification Surcharges*† + \$47.00 Recordation Fee = \$1,054.00 Total Fee Plus reimbursement for all street sign replacement costs	

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Application Type or Fee		Fees
Traffic Impact Analysis (TIA)		(TIA fees are collected for Transportation by Planning)
TIA less than 1,000 peak hour trips	\$4,000.00 Base Fee + \$160.00 4% Technology Surcharge = \$4,160.00 Total Fee	
TIA equal to or greater than 1,000 peak hour trips	\$6,000.00 Base Fee + \$240.00 4% Technology Surcharge = \$6,240.00 Total Fee	
Traffic Impact Phasing Analysis, fewer than 1,000 peak hour trips	\$2,000.00 Base Fee + \$80.00 4% Technology Surcharge = \$2,080.00 Total Fee	
Traffic Impact Phasing Analysis, equal to or greater than 1,000 peak hour trips	\$3,000.00 Base Fee + \$120.00 4% Technology Surcharge = \$3,120.00 Total Fee	
UDO Text Amendment		
Unified Development Ordinance Text Amendment	\$3,000.00 Base Fee + \$120.00 4% Technology Surcharge + \$690.00 Notification Surcharges = \$3,810.00 Total Fee	
Vested Rights Determination**		
Vested Rights Determination	\$5,000.00 Base Fee + \$200.00 4% Technology Surcharge + \$383.00 Notification Surcharges*† = \$5,583.00 Total Fee	
Watershed Determination		
Watershed Determination	\$2,500.00 Base Fee + \$100.00 4% Technology Surcharge = \$2,600.00 Total Fee	
Notification Surcharges		
Newspaper Advertising For: <ul style="list-style-type: none">Consolidated AnnexationsFuture Land Use Map/Plan AmendmentHistoric District DesignationHistoric Landmark DesignationStreet or Alley ClosingZoning Map Change	\$460.00 (one governing board hearing)† \$920.00 (two governing board hearings)	
<ul style="list-style-type: none">Board of Adjustment Application (All)Major Special Use Permit (All)Street or Alley RenamingVested Rights Determination	\$230.00 (one hearing)	

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Application Type or Fee		Fees
Newspaper Advertising, Continued:		\$690.00
<ul style="list-style-type: none"> Unified Development Ordinance Text Amendment Comprehensive Plan Text Amendment 		
Letter Notice For:		\$95.00
<ul style="list-style-type: none"> Consolidated Annexations (All) Historic District Designation Historic Landmark Designation Land Use Map/Plan Amendment Zoning Map Change 		
Notification Surcharges, Continued		
Letter Notice For:		\$53.00
<ul style="list-style-type: none"> Board of Adjustment Application (All) Major Site Plan or Major Preliminary Plat Major Special Use Permit (All) Major Works Certificate of Appropriateness Street or Alley Closing Street or Alley Renaming Vested Rights Determination 		
Notification Signs For:		\$100.00 per sign
<ul style="list-style-type: none"> Consolidated Annexations (All) Board of Adjustment Application (All) Major Special Use Permit (All) Major Works Certificate of Appropriateness Street/Alley Closing Street/Alley Renaming Vested Rights Determination Zoning Map Change (All) 		(If multiple signs are necessary to adequately notify neighbors, multiple signs will be charged for at the case intake.)
Development Services Center		
Architectural Review		\$150.00 Base Fee
<i>(Per Sec. 3.24 of the Durham Unified Development Ordinance)</i>		+ \$6.00 Technology Surcharge
		= \$156.00 Total Fee
Due Diligence Property Information		\$20.00 Base Fee
<i>Includes Business Verification, Zoning Verification, Family Care Home or Group Home Verification, and NC DMV Verification Letters</i>		+ \$0.80 4% Technology Surcharge
		= \$20.80 Total Fee
Home Occupation Permit		\$25.00 Base Fee
		+ \$1.00 4% Technology Surcharge
		= \$26.00 Total Fee

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Development Services Center, Continued	
Limited Agriculture Permit (City Only)	\$25.00 Base Fee <u>+ \$1.00 4% Technology Surcharge</u> = \$26.00 Total Fee
Mobile Vendor Registration and Annual Renewal (City Only) <i>(Registration expires each July 1st)</i>	\$10.00 Fee per Cart or Truck, per Year <u>+0.40 4% Technology Surcharge</u> = \$10.40 Total Fee Per Cart or Truck, per Year
Outdoor Seating Permits (City Only): ▪ Initial Permit or Modifications ▪ Annual Renewal of Permit with No Changes	\$250.00 Base Fee for Initial Permit/Modifications <u>+ \$10.00 4% Technology Surcharge</u> = \$260.00 Total Initial Permit /Modification Fee \$100.00 Renewal Fee, per Year <u>+ \$4.00 4% Technology Surcharge</u> = \$104.00 Total Renewal Fee, per Year
Temporary Right-of-Way Closure <i>(Effective date: January 1, 2019)</i>	A total of (As Applicable): \$125.00 Base Fee + \$70.00 Per day/ Major Thoroughfare lane + \$20.00 Per day/ Other street lane + \$10.00 Per day/ Design District sidewalk + \$2.00 Per day/ Other district sidewalk + \$5.00Per day/ Unmetered on-street parking space in a Design District + \$2.00Per day/ Unmetered on-street parking space in another zoning district + Fee equivalent to cost of metered, on-street parking space per day in a Design District + Fee equivalent to cost of metered, on-street parking <u>space per day in another district</u> + 4% Technology Surcharge
Temporary Use Permit	\$100.00 Base Fee <u>+ \$4.00 4% Technology Surcharge</u> = \$104.00 Total Fee
Use Determination Information Product <i>(Effective date: January 1, 2019)</i>	\$40.00 Base Fee <u>+ \$1.60 4% Technology Surcharge</u> = \$41.60 Total Fee
Zoning and Property Analysis Information Product <i>(Effective date: January 1, 2019)</i>	\$80.00 Base Fee <u>+ \$3.20 4% Technology Surcharge</u> = \$83.20 Total Fee
Zoning Permit <i>(Effective date: November 1, 2019)</i>	\$30.00 Base Fee <u>+ \$1.20 4% Technology Surcharge</u> = \$31.20 Total Fee

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Application Type or Fee		Fees
Other Fees		
Formal Letter of Interpretation	\$40.00 Base Fee <u>+ \$1.60 4% Technology Surcharge</u> = \$41.60 Total Fee	
Departmental Publications <ul style="list-style-type: none"> ▪ Copies of publications on hand ▪ Reproductions or new publications 	= \$5.00 Total Fee = Priced according to cost	
Large-Format Copies	\$1.00 per square foot of copy (For example: a 3-foot by 6-foot map equals 18 square feet, for a copying charge of \$18.00)	
Custom Letters, Maps, & Reports	\$100.00 Base Fee <u>+ \$4.00 4% Technology Surcharge</u> = \$104.00 Total Fee	
Multi-Department Pre-Submittal Meeting <i>(Effective date: January 1, 2019)</i>	\$265.00 Base Fee <u>+ \$10.60 4% Technology Surcharge</u> = \$275.60 Total Fee	

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